

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF JUNE 18, 2014

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, June 18, 2014** in the Meeting Room, Third Floor at 75 Calhoun St (Charleston County School District Building). The following applications will be considered:

REZONINGS

1. **Greenleaf St on the Cooper River (Peninsula Neck) TMS# 4640000016** – approx. 116.0 ac. Request rezoning from Single-Family Residential (SR-1) to Heavy Industrial (HI).
Owner: SC Ports Authority
Applicant: GEL Engineering LLC
2. **Camp Rd, Brown & Smith Ln & McIntyre Rd (James Island) TMS# 3370000077, 088, 115 & 171** – 11.70 ac. Request rezoning from Single-Family Residential (SR-2), Diverse Residential (DR-3), and Conservation (C) to Diverse Residential – Elderly Housing (DR-4).
Owner: Bishop Gadsden Episcopal Retirement Home
Applicant: Hussey, Gay, Bell and DeYoung
3. **999 Morrison Dr (East Central - Peninsula) TMS# 4611301038** – 1.85 ac. Request rezoning from the 55/30 Old City Height District to the 100/30 – Urban Street Old City Height District.
Owner: City of Charleston
Applicant: City of Charleston

SUBDIVISIONS

1. **Fort Johnson Rd (Pemberton Farms - James Island) TMS# 4280600022** – 4.74 ac. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-6).
Owner: Beasley Tract, Inc
Applicant: Empire Engineering
2. **Bonanza Rd (Ricefield Ext. at Carolina Bay – West Ashley) TMS# 3070000009** – 93.486 ac. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-6).
Owner: Pulte Group, Inc.
Applicant: ADC Engineering, Inc.
3. **Island Park Dr (Daniel Island – Parcel J) TMS# 2750000112, 111** – 61.3 ac. Request subdivision concept plan approval. Zoned Daniel Island General Office (DI-GO).
Owner: Daniel Island Associates
Applicant: Thomas & Hutton Engineering Co.
4. **Fairchild St (Daniel Island – Parcel Q5) TMS# 2750000155, 157** – 52.55 ac. Request subdivision concept plan approval. Zoned Daniel Island Town Center (DI-TC).
Owner: Daniel Island Associates
Applicant: Thomas & Hutton Engineering Co.

5. **Clements Ferry Rd (Oak Bluff – Cainhoy) TMS# 2630002003, 2690000027, 001, 002** – 60.65 ac. Request subdivision concept plan approval. Zoned Rural Residential (RR-1) and Single-Family Residential (SR-1).
Owner: SUP Real Estate, Inc.
Applicant: Seamon Whiteside & Associates, Inc.

ZONINGS

1. **Colony Dr (Avondale - West Ashley) TMS# 4181500017** – 0.2 ac. Request zoning of Diverse Residential (DR-12). Request Landmark Overlay (LMK) on a portion of the property. Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Mary Ann Aberman
2. **Savage Rd (West Ashley) TMS# 3100300080** – 3.20 ac. Request zoning of Single Family Residential (SR-4). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Cloister Development
3. **744 Swan Ave (Long Branch – West Ashley) TMS# 3100200195** – 0.24 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Thomas and Joyce Tullis
4. **Wappoo Dr (Riverland Terr. – James Island) TMS# 3430500124** – 0.268 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Thomas J. Lennon

ORDINANCE AMENDMENT

1. Request approval to amend provisions of **Article 2, Part 15, Mixed Use 1 – Workforce Housing District and Mixed Use 2 – Workforce Housing District**, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) pertaining to owner occupied workforce housing units.
Contact: Lee Batchelder, Zoning Administrator

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

PRELIMINARY & FINAL PLATS

1. **Lawton Park (James Island) TMS# 4260900136**, 5.012 ac., 18 lots, SR-1. Preliminary subdivision plat pending approval.
2. **The Pointe at Stono Shores (James Island) TMS# 3431400049**, 2.23 ac., 7 lots, SR-1. Preliminary subdivision plat pending approval.
3. **Fleming Road Cluster Development (James Island) TMS# 3400300024**, 015, 017, 14.06 ac., 49 lots, SR-1. Preliminary subdivision plat under review.

ROAD CONSTRUCTION PLANS

1. **Lawton Park (James Island)** TMS# 4260900136, 5.012 ac., 18 lots, SR-1. Road construction plans pending approval.
2. **The Pointe at Stono Shores (James Island)** TMS# 3431400049, 2.23 ac., 7 lots, SR-1. Road construction plans under review.
3. **Fleming Road Cluster Development (James Island)** TMS# 3400300024, 015, 017, 14.06 ac., 49 lots, SR-1. Road construction plans under review.
4. **The Landing at Grand Oaks (West Ashley)** TMS# 3010000433, 19.4 ac., 94 lots, PUD (Bees Landing). Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun St, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.